

PLANNED UNIT DEVELOPMENT APPLICATION
Sauk County Conservation, Planning, & Zoning
505 Broadway Street, Baraboo, WI 53913
(608) 355-3245 www.co.sauk.wi.us

File Number: _____ - 2012 (Circle one) Cluster Development Farm Consolidation Conservation Subdivision

FEES: Cluster Development: \$300.00
Farmland Consolidation (EAZ): \$150.00
Conservation Subdivision: \$300.00

Make check payable to the: Sauk County Planning & Zoning Department

Prior to filling out an application for a Conditional Use Permit for a Planned Unit Development (PUD), the landowner should first consult with the Sauk County Planning & Zoning Department and the Town to determine eligibility. To determine eligibility, the following will be examined:

- Does the Town permit PUD's and if so the type and location being considered;
- Is the land affected by a proposed PUD subject to a Farmland Preservation Area Agreement;
- Complete an initial site analysis to determine Principal and Secondary Conservation Areas;
- Does the applicable density policy permit the PUD and number/size of lots being considered.

PART I: GENERAL INFORMATION

Project Location: _____ ¼ _____ ¼ S _____ T _____ N R _____ E Town of: _____

Applicant: _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Property Owner: _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Title Holder(s): _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Lien Holder(s): (if applicable) _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Easement Holder(s): (if applicable) _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Tax Parcel(s) of entire parcel described on the property deed: _____

PART II: CONDITIONAL USE PERMIT

A Conditional Use Permit for a cluster development/conservation subdivision (circle one) PUD is being requested pursuant to Section(s) _____ of the Sauk County Zoning Ordinance.

Signature

I, _____ am applying to the Sauk County Planning, Zoning and Land Records (PZLR) Committee for a Conditional Use Permit as expressed above. I will permit representatives from the Sauk County Department of Planning & Zoning to access my property to investigate the parcel before the Conditional Use Permit is scheduled for action by the PZLR Committee.

_____/_____
Property Owner/Applicant

Date

PART III: DENSITY CALCULATION (to be completed with assistance from Sauk County and the Town)

Density Calculation (for cluster developments only)

Applicable Zoning District: _____

Total parcel size: _____ gross acres _____ net acres

Total Density Credits: _____

Density credits that have been previously removed by easement: _____

Specify easement holder: (if applicable) _____

Total available density credits: _____ (total density credits minus density credits previously utilized)

Total size of each lot in the cluster development (include gross and net acreage calculations):

Lot 1: _____ gross acres _____ net acres

Lot 2: _____ gross acres _____ net acres

Lot 3: _____ gross acres _____ net acres

PART IV: APPLICATION PROCEDURE/SUBMITTAL REQUIREMENTS

The following information must be submitted as an attachment to this application:

- A Development Plan in accordance with Section 22.31 which clearly delineates the principal and secondary conservation areas, proposed PUD Development Area and PUD Preservation Area on a map that is no less than 11 inches by 17 inches with a scale of not more than 1 inch equals 400 feet. Please contact Planning & Zoning staff for a base map of your property;
- A written description of how the proposed PUD protects Principal Conservation Areas and substantially protects Secondary Conservation Areas. Principal and Secondary Conservation Areas are defined by the Sauk County Zoning & Land Division and Subdivision Regulations Ordinance;
- Verification that the land is not subject to a Farmland Preservation Agreement, or written verification that an Agreement has been amended or relinquished by the Wisconsin Department of Agriculture, Trade and Consumer Protection to permit a PUD;
- A preliminary title report for all lands affected by a PUD Development Area and PUD Preservation Area, and where required, consent to a Preservation Area Easement from holder(s) of any liens that cannot be completely removed and in a form acceptable to Sauk County;
- A draft copy of the Preservation Area Easement in a form acceptable to the Town and Sauk County.

PART V: CERTIFIED SURVEY MAP/SUBDIVISION PLAT AND EASEMENT SUBMITTAL

Upon approval of a Conditional Use Permit for a PUD, along with the requirements outlined in 22.71(5), submit a copy of a Certified Survey Map in accordance with Section 22.25 for a Cluster Development or a copy of a Preliminary Plat for a Conservation Subdivision in accordance with Section 22.23 or 22.24 Sauk County Land Division & Subdivision Regulations Ordinance all in accordance the procedure under Section 7.12 (6) Sauk County Zoning Ordinance. Also submit a copy of the final Preservation Area Easement for the Planned Unit Development.

PART VI: APPLICATION DEADLINE

All complete applications must be received by the Office of Planning and Zoning no later than 12:00 noon on the day of the application deadline. Application deadlines shall be 15 business days prior to a regularly scheduled PZLR meeting in which the applicant seeks approval. Applications must contain all required items required by this application and applicable ordinances or comprehensive plans. Partial applications may be accepted provided that the applicant provides all required information in a reasonable amount of time. Once a complete application is received as determined by Planning & Zoning staff, the applicant will be placed on the PZLR Committee agenda for consideration of a conditional use permit.